

1 Dever House Avon Road, Curbridge, Southampton, SO30 2DT

## Asking Price £175,000

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W&W are delighted to offer for sale this well presented '2022' built one double bedroom ground floor apartment. The property boasts one double bedroom, impressively sized 25'9ft open plan kitchen/living/dining room & modern bathroom. The property also benefits from allocated parking to the rear.

Ideally positioned in the popular village of Curbridge, the property enjoys a convenient setting with excellent access to nearby Botley, Hedge End and Whiteley, all offering a wide range of shops, cafés, restaurants and everyday amenities. Whiteley Shopping Centre is also within easy reach, providing a comprehensive selection of retail, leisure and dining facilities. The surrounding area offers attractive countryside and scenic walking routes, while the River Hamble is also close by. For commuters, Southampton and the M27 motorway network are readily accessible, providing convenient connections to the wider region.







**ID Checks/ Anti Money Laundering Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person , which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Immaculately presented '2022' built one double bedroom ground floor apartment

No forward chain

Entrance hall boasting two built in storage cupboards

Impressively sized 25'9ft triple aspect kitchen/living/dining room

Modern kitchen boasting attractive units & attractive worktops

Integrated appliances include oven, hob, dishwasher, washing machine & fridge/freezer

Main bedroom with wardrobes to remain if a purchaser wanted them

Modern bathroom comprising three piece white suite, heated chrome towel rail & attractive wall tiling

Allocated parking to the rear, bin store and communal bike store

995 Years remaining on the lease

Service charge approx. £1400 PA and the seller informs us that there is currently a yearly review of this and this includes the private road charge and estate management fees

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

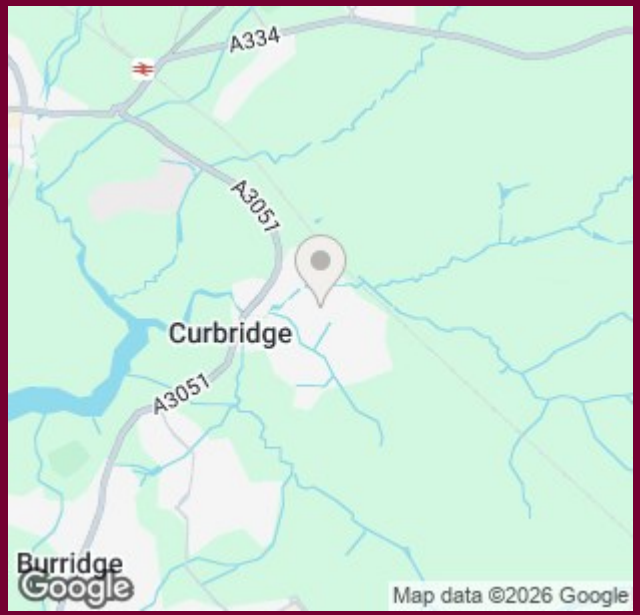
Sewerage - Mains

Heating - Gas central heating

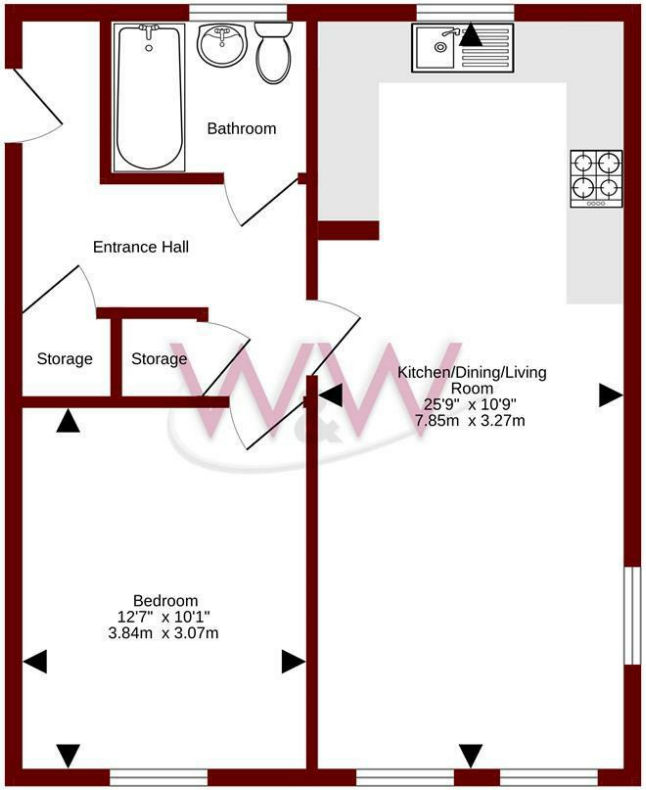
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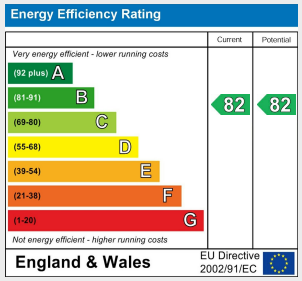



Ground Floor
535 sq.ft. (49.7 sq.m.) approx.




TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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